

Cross Property Customer 1 Line

	Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	220001254SD	S	266	268 Ebony Ave	IMB	91932		2	\$0	0	\$1,315,000			1953	4,855/0.11	N		03/01/22	11/11
2	220000763SD	S	6081	83 HORTON DR.	LMSA	91942		2	\$46,200	0	\$900,000			1953		N		03/04/22	17/17
3	220001996SD	S	2743	2745 Ridgeway Dr	NAC	91950		2	\$0	0	\$1,000,000			1969	8,916/0.2	N		03/02/22	6/6
4	210033264	S		1635 Fern Street	SD	92102		2	\$0	0	\$1,500,000			2008	5,406/0.12	N		03/02/22	22/22
5	210015787	S	4925	27 Saratoga Avenue	SD	92107		2	\$0	0	\$2,175,000			2019	3,260/0.07			02/28/22	182/182
6	210033324	S	4133	37 Van Dyke Ave	SD	92105		3	\$0	0	\$1,065,000			1950				03/04/22	7/7
7	220004981SD	S		4723 Iroquois Ave	SD	92117		3	\$8,500	7	\$1,600,000			1953	6,359/0.146			03/04/22	0/0
8	220005108SD	S		102 W Hall Avenue	SD	92173		3	\$49,200	0	\$870,000			2009	7,788/0.1788			03/05/22	0/0
9	NDP2200409	S		430 6 D AVE	NAC	91950	STD	4	\$78,636		\$1,377,000	\$433.56	3176	1944	5,155/0.11	N	0	02/28/22	6/6
10	NDP2201912	S		648 Stevens Ave	SOL	92075	STD	5	\$132,000	5	\$2,625,000	\$556.62	4716	1986	19,647/0.451	N	4	03/02/22	0/0

Closed •

List / Sold:

\$1,300,000/\$1,315,000 ↑

11 days on the market

Listing ID: 220001254SD

266 268 Ebony Ave • Imperial Beach 91932
2 units • \$650,000/unit • sqft • 4,855 sqft lot • No \$/Sqft data •
Built in 1953
CrossStreet: 3rd St.



Front house with a large private & fenced front yard with new sod & sprinklers, and a private balcony. Remodeled and move-in (or rent) ready! Gorgeous new kitchen with granite counters, white-shaker cabinets, gas stove, new luxury vinyl flooring in the kitchen & dining and new carpet in the rest of the house. Back house is a 2-bdrm/1-bath over a 3-car garage with alley access. Both units have laundry hook-ups. Great opportunity to live in one and rent the other! Less than 2-blocks to the beach, about a 2-Minute Walk to the center of IB! Imperial Beach is happening! We now have The Brigantine, Pier South Marriott with Restaurant Sea 180° on the sand, Mike Hess Brewery, which is hopping 7-days/week and has an upper deck with ocean views, Coronado Brewing Co. with a deck, Bikeway Village and our own Starbucks! The Imperial Beach Resort, Pizza Port and the Seacoast Marketplace are Coming Soon! IB is a fun and friendly community. Popular, year-round (non-pandemic) festivities include the Farmer's Market every Friday, the Sun and Sea Festival - Sand Castle Competition, and IronMan Super Frog Triathlon! Sewer: Sewer Connected Unit # for Unit 1: 266 Unit # for Unit 2: 268 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/01/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$0		\$3,200
2:		2	1			\$2,000		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 2

- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6254021300

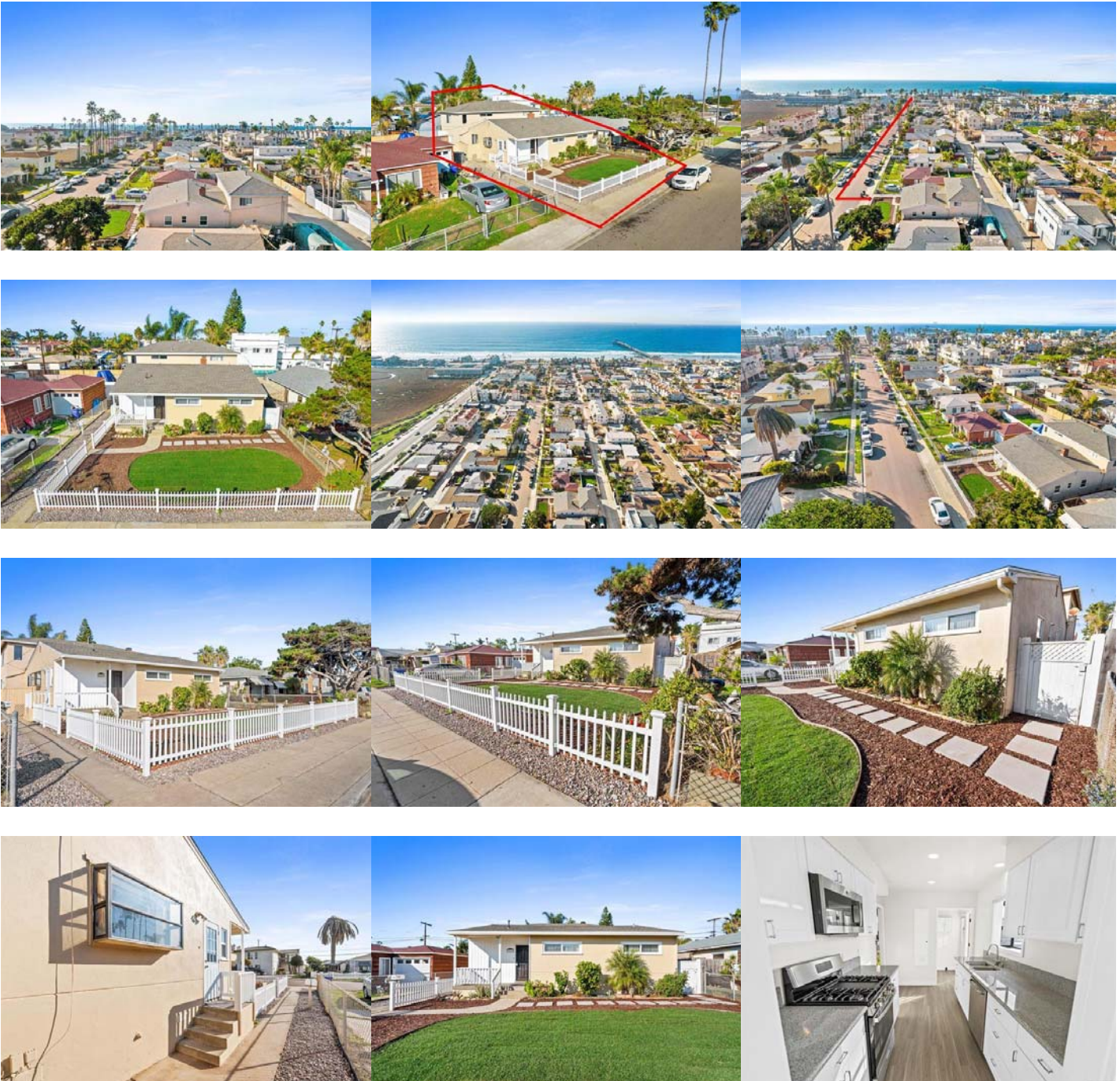
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 220001254SD

Printed: 03/06/2022 11:31:52 AM

Closed •

List / Sold: **\$899,000/\$900,000** ↑

6081 83 HORTON DR. • La Mesa 91942

17 days on the market

2 units • **\$449,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1953

Listing ID: 220000763SD

CrossStreet: EARL



PERFECT UPSIDE INVESTMENT OPPORTUNITY IN DESIRABLE LA MESA NEIGHBORHOOD!! OFFERED \$899K!! VERY WELL MAINTAINED DUPLEX HOME OFFERS 3 GOOD SIZE BEDROOMS (1-UPSTAIRS/LARGEST), 964 SF EACH UNIT!! BRAND NEW KITCHEN & FLOORING /6081! UPDATED BATHS!! LAUNDRY HOOKUPS BOTH UNITS, GOOD SIZE FRONT AND BACKYARDS!! EACH HAS ATTACHED 1-CAR GARAGE, AND DRIVEWAY PARKING!!**PROJECTED NUMBERS LOOK GREAT! RUN, DON'T WALK TO TAKE A LOOK AT THIS WONDERFUL DUPLEX INVESTMENT!! NEAR TO GROSSMONT CENTER SHOPPING, RESTAURANTS, TROLLEY AND EZ FREEWAY ACCESS TO THE 94, 125 & HWY 8!! PERFECT LA MESA LOCATION!! NEAR TO TROLLEY, SHOPPING, RESTAURANTS AND PARKS!! WELL MAINTAINED DUPLEX FEATURING 964 SQUARE FEET EACH UNIT!! ATTACHED GARAGES & DRIVEWAY PARKING!! GENEROUS FLOOR PLAN W/ ONE BEDROOM UPSTAIRS** GOOD SIZE FRONT AND BACKYARDS!! PLS NOTE THAT THERE ARE LAUNDRY HOOK UPS IN EACH UNIT, BUT THE WASHERS/DRYERS, FRIDGES ARE TENANT OWNED. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 6081 Unit # for Unit 2: 6083 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/04/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0
- \$46200 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	1		\$2,000		\$2,500
2:		3	1	1		\$1,850		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 2
- Ranges: 2

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 0
- Wall AC:

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863620500

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

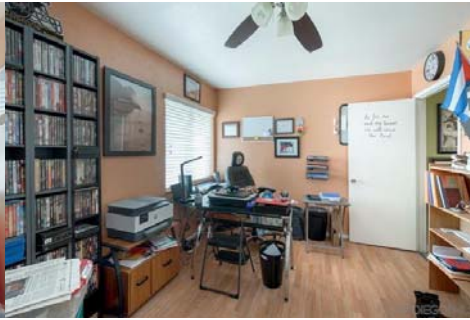
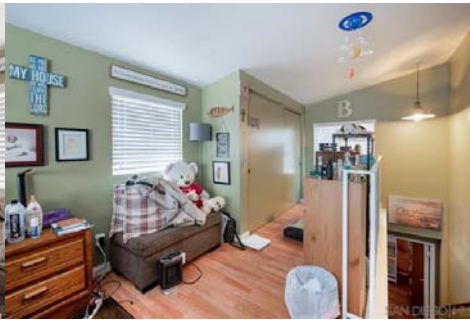
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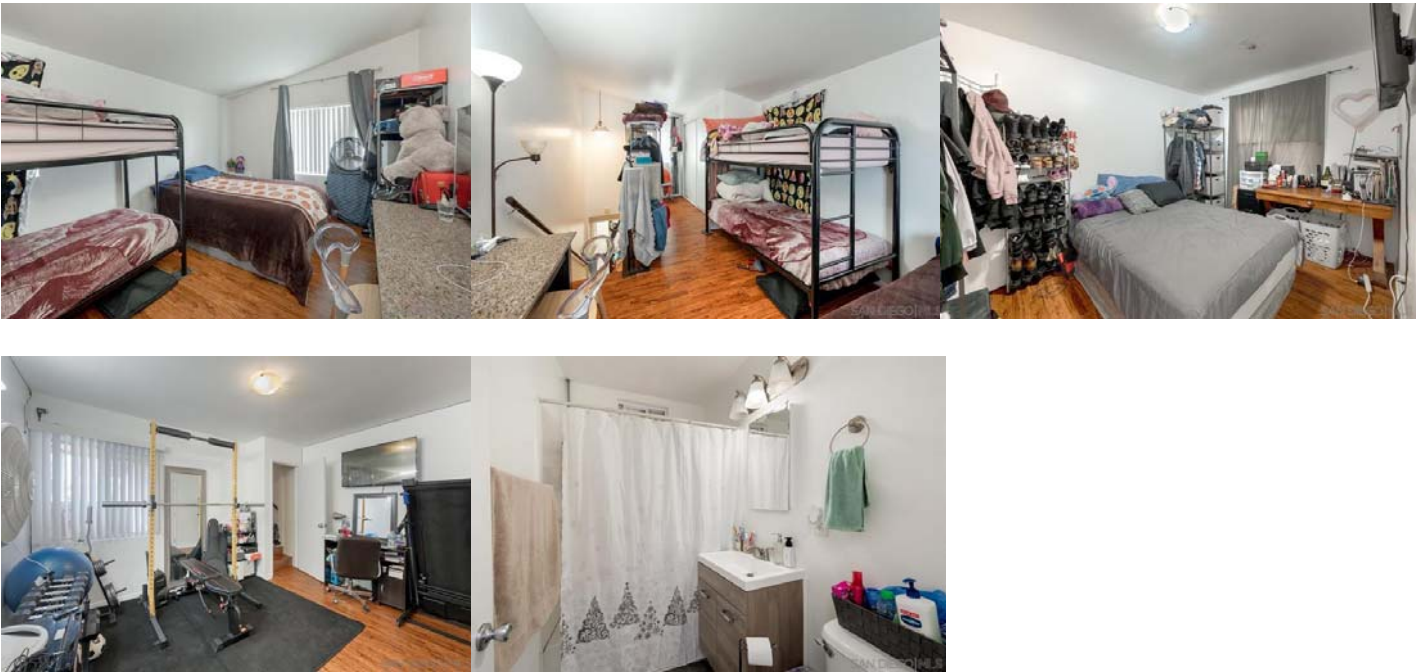
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$955,000/\$1,000,000** ↑

2743 2745 Ridgeway Dr • National City 91950

6 days on the market

2 units • \$477,500/unit • sqft • 8,916 sqft lot • No \$/Sqft data •
Built in 1969

Listing ID: 220001996SD

GPS please. CrossStreet: Granger Avenue



2 Detached Completely Remodeled Homes on 1 Lot! Front House is a 2bd/1bth and Back Home is a 4bd/2bth both completely remodeled. New kitchens, new appliances, new flooring, new paint inside and out, dual pane windows, front unit has inside laundry hook-ups and rear unit has attached laundry/utility/storage room. Each unit features a separate yard, as well as separate utility meters. Fully fenced, gated driveway with ample parking space, large enough to fit an RV. Live in 1 and rent the other, or rent them both for maximum ROI. Walk to Lincoln Acres Park and Granger Junior High School. Centrally located just minutes to I-805, 54, Westfield Plaza Bonita, Chula Vista Golf Course and the I-5. Must see. Sewer: Sewer Connected Unit # for Unit 1: 2743 Unit # for Unit 2: 2745 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$955,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		
2:		4	2			\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5640300800

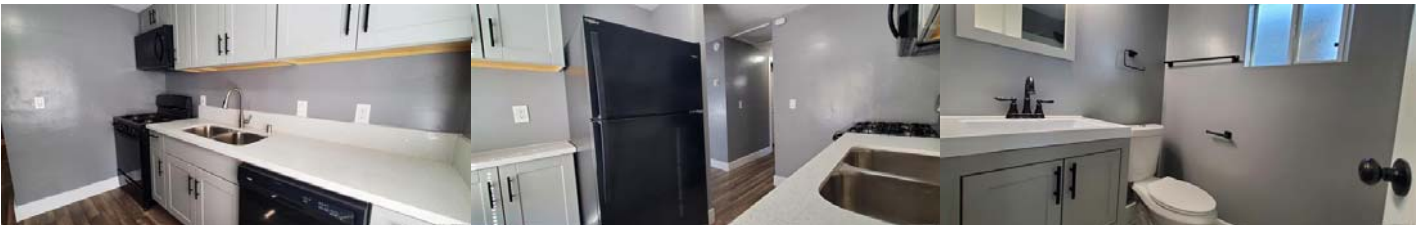
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed •

List / Sold:

\$1,499,000/\$1,500,000 ↑

22 days on the market

Listing ID: 210033264

1635 Fern Street • San Diego 92102

2 units • \$749,500/unit • sqft • 5,406 sqft lot • No \$/Sqft data •
Built in 2008

CrossStreet: Cedar



Welcome to the heart of South Park with income potential. Blocks to the neighborhoods hottest spots. The home was built in the 1890's (approximately) but extensively remodeled/expanded in the past 15 years including NEW insulation, NEW drywall, UPDATED plumbing, NEW electrical, NEW roof & foundation. The home now features 6 large bedrooms, 2 full bathrooms & a half bath in the living room. Take advantage of the full size laundry room downstairs, large open updated kitchen & premier Wolf & Sub Zero appliances. In addition to the 2,536 SF single family home, the lot also includes a 700 SF structure (currently Thomas Bike Shop) that could be used for a business, converted to an ADU or garage. Business is owned/operated by sellers and can also be purchased for additional cost or building can be delivered vacant for other use. Take advantage of living in a spacious home while also running your own business or more. (Purchasing business is an option but NOT required). Unit # for Unit 1: 1635 Unit # for Unit 2: 1635.5 Number of Furnished Units: 0

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		6	3			\$0		\$6,000
2:		0	0			\$0		\$2,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5393021100

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210033264

Printed: 03/06/2022 11:32:13 AM

Closed •

List / Sold:

\$2,200,000/\$2,175,000 ↓

182 days on the market

Listing ID: 210015787

4925 27 Saratoga Avenue • San Diego 92107

2 units • \$1,100,000/unit • sqft • 3,260 sqft lot • No \$/Sqft data •
Built in 2019

Sunset Cliffs Blvd. to Saratoga Ave., the property is on the left side before arriving to Bacon St. CrossStreet: Bacon Street



Real Estate Investor's Delight Near Beach. The beach is within reach and so is the substantial rental income you could make from this high-demand area of Ocean Beach! Live in one unit and rent the other, or rent both. The single-story front home, renovated in 2017, offers 2 beds, 2 baths and 2 office spaces along with a spacious front yard and a spectacular patio to relax or entertain throughout the year! The 3-story rear home is currently being used as a vacation rental, it generates 100K plus in revenue!! This unit was built from scratch in 2019. It offers 2 beds, 2 baths and multiple decks to enjoy the ocean breeze, peek ocean views & outdoor dining. ALL THE FURNITURE IS INCLUDED IN THE SALE. **OWNED SOLAR. **4-CAR garage. **Modern kitchens with marble & granite counter tops. ** Newer KitchenAid stainless steel appliances. **Gorgeous white cabinetry. **Newer bathrooms. **Hardwood floors throughout. **Double & triple pane windows. **Tankless water heater. ** Security Cameras. ** Electric car charger. **Ceiling fans. **A/C **Fireplace. **Washer & Dryer in each unit. **Outdoor shower. **Near restaurants, bars, shopping, parks, freeways, etc. **The new owner can keep this property as a duplex or separate the units. Sewer: Sewer Connected Unit # for Unit 1: 4925 Unit # for Unit 2: 4927 Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 02/28/2022
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Three Or More
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 0

Interior

- Appliances: Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	2		\$0		
2:		2	2	2		\$0		\$0
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4481921800

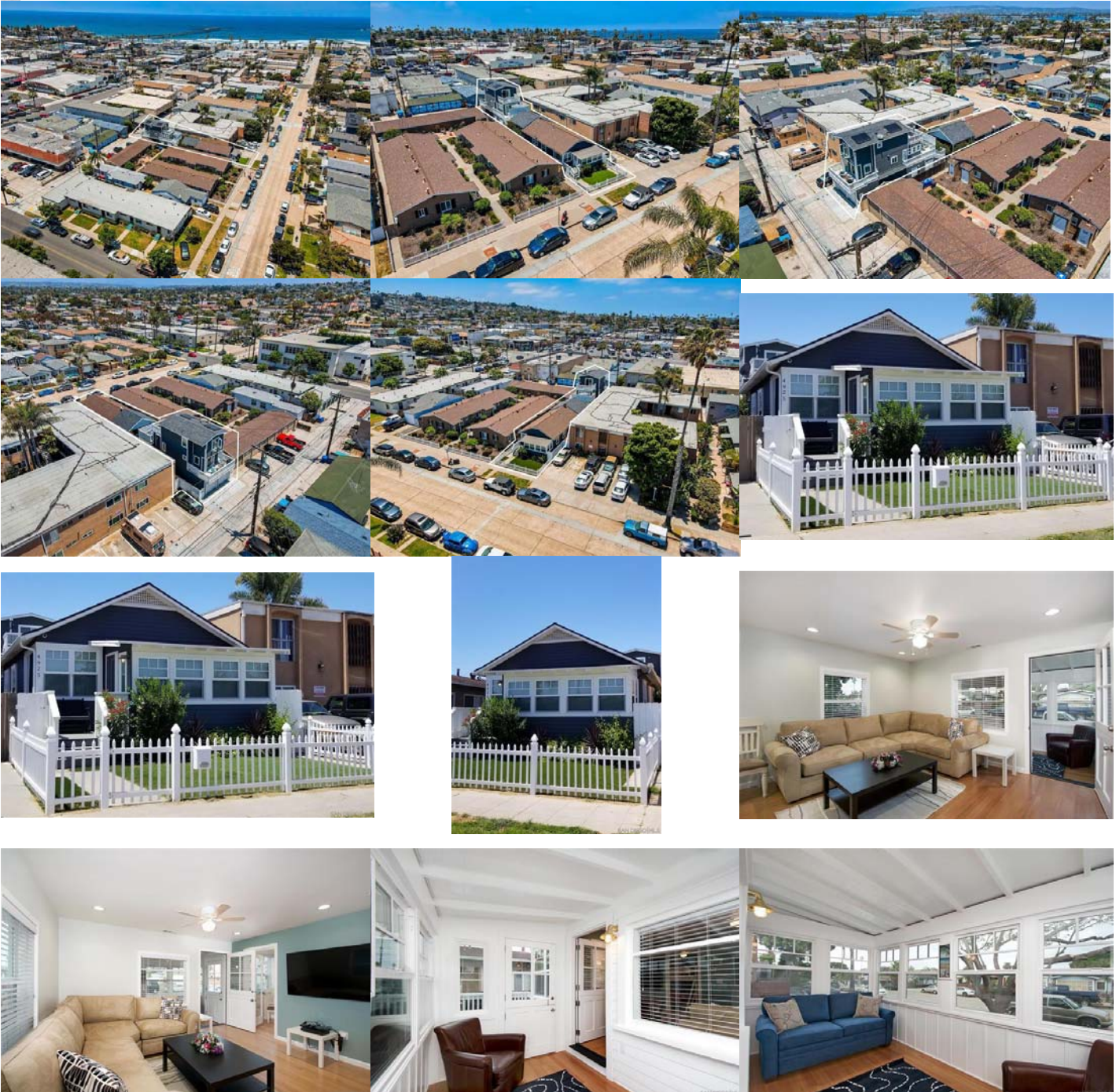
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

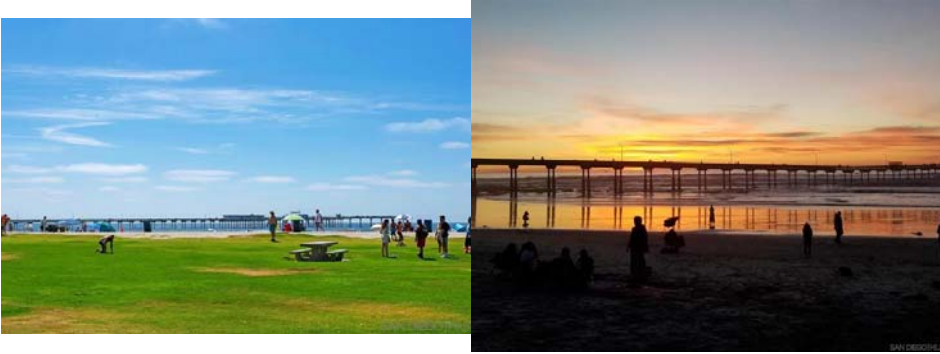
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CUSTOMER FULL: Residential Income LISTING ID: 210015787

Printed: 03/06/2022 11:32:17 AM

Closed •

List / Sold:

\$1,065,000/\$1,065,000 ↓

7 days on the market

Listing ID: 210033324

4133 37 Van Dyke Ave • San Diego 92105

3 units • **\$355,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1950

CrossStreet: Polk Ave



4133 Van Dyke Ave is a three unit property with garages facing the alley in the city heights submarket of San Diego. The property was completely renovated inside and out in 2021. Electrical, roof, plumbing, and stucco work was completed during the renovation. The property also has plans to construct the garage into a legal ADU, but does not come with city permits. Exterior: Wood/Stucco Unit # for Unit 1: 4133 Unit # for Unit 2: 4135 Unit # for Unit 3: 4137 Number of Furnished Units: 0

Facts & Features

- Sold On 03/04/2022
- Original List Price of \$1,075,000
- 4 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02168226
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		\$2,400
2:		1	1			\$0		\$1,595
3:		1	1			\$0		\$1,600
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County

• Parcel # 4713611000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

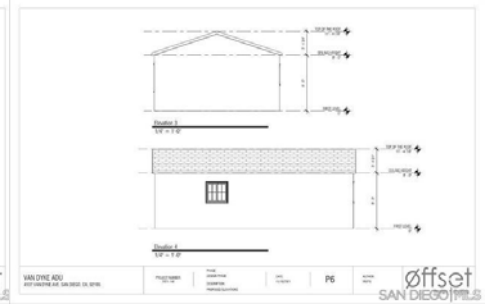
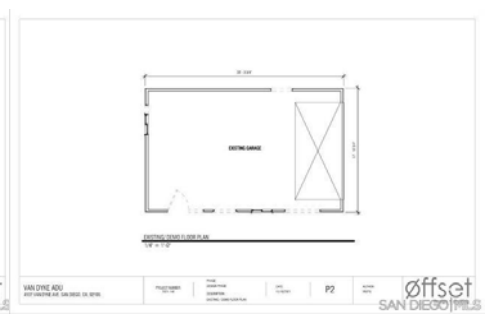
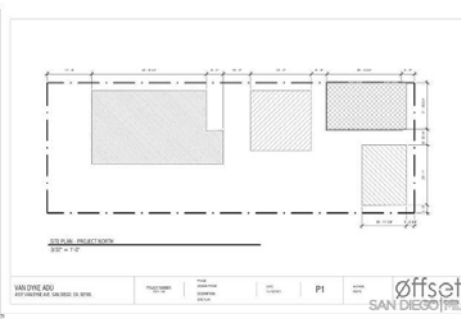
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$1,600,000/\$1,600,000**

4723 Iroquois Ave • San Diego 92117

0 days on the market

3 units • **\$533,333/unit** • **sqft** • **6,359 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 220004981SD

CrossStreet: Clairmont



Property sold off market, listing for comps only! Unit # for Unit 1: 4723 Unit # for Unit 2: 4725 Unit # for Unit 3: 4727
Number of Furnished Units: 0

Facts & Features

- Sold On 03/04/2022
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 7
- \$8500 Gross Scheduled Income
- \$100000 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	0			\$2,900		
2:		2	0			\$3,000		
3:		1	0	2		\$0		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 4257502800

Michael Lembeck
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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220004981SD

Printed: 03/06/2022 11:32:23 AM

Closed •

List / Sold: **\$870,000/\$870,000**

102 W Hall Avenue • San Diego 92173

0 days on the market

**3 units • \$290,000/unit • sqft • 7,788 sqft lot • No \$/Sqft data •
Built in 2009**

Listing ID: 220005108SD

CrossStreet: Cypress Drive



Unit # for Unit 1: 102 1/2 Unit # for Unit 2: 102 Unit # for Unit 3: park Number of Furnished Units: 0

Facts & Features

- Sold On 03/05/2022
- Original List Price of \$870,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$49200 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01958651
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	0			\$1,750		\$1,750
2:		1	0			\$1,250		\$1,250
3:		1	0			\$1,100		\$1,100
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 2
- Wall AC:

Additional Information

- 92173 - San Ysidro area
- San Diego County
- Parcel # 6660500100

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 220005108SD

Printed: 03/06/2022 11:32:24 AM

Closed •

List / Sold:

\$1,275,000/\$1,377,000 ↑

6 days on the market

Listing ID: NDP2200409

430 6 D Ave • National City 91950

**4 units • \$318,750/unit • 3,176 sqft • 5,155 sqft lot • \$433.56/sqft •
Built in 1944**

East of the 5 Freeway



UNDER CONTRACT TURNKEY RECENTLY UPGRADED 4PLEX - Investor Special Amazing upgraded 4-plex in National City. The current owners have done complete upgrades to 3 of the 4 units. See attached document for unit by unit breakdown. Unit mix is all 2BR/1BA and all units in one building. Well maintained property, great curb appeal and opportunity for new owner to increase rents to be more reflective of the market. Walking distance to downtown area currently being revitalized! All tenants are on month to month leases.

Facts & Features

- Sold On 02/28/2022
- Original List Price of \$1,275,000
- 1 Buildings
- 4 Total parking spaces
- \$0
- \$78636 Gross Scheduled Income
- \$74469 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,167
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$965
- Cable TV: 01736139
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91950 - National City area
- San Diego County
- Parcel # 5562111400

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos





Closed •

List / Sold: **\$2,625,000/\$2,625,000**

648 Stevens Ave • Solana Beach 92075

0 days on the market

**5 units • \$525,000/unit • 4,716 sqft • 19,647 sqft lot • \$556.62/sqft •
Built in 1986**

Listing ID: NDP2201912

Lomas Santa fe west to Stevens Ave



5 Unit Building in Heart of Eden Gardens.

Facts & Features

- Sold On 03/02/2022
- Original List Price of \$2,625,000
- 1 Buildings
- 16 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: See Remarks
- Cap Rate: 5
- \$132000 Gross Scheduled Income
- \$132000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level

Annual Expenses

- Total Operating Expense: \$30,900
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02024471
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 400
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92075 - Solana Beach area
- San Diego County
- Parcel # 2981312000

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 **Click arrow to display photos**



CUSTOMER FULL: Residential Income **LISTING ID:** NDP2201912

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